WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150057507 DEEDWARR
Recvd: 07/15/15 14:31 2 pgs
Fees:13.00 Taxes:684.13
20150715-0069075

R-VRES-15-3799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert C. Fredere, III and Joanna F. Fredere	**Sun West Mortgage Company, Inc.**	
(NAME)	(NAME)	
3799 Willow Creek Road	**18000 Studebaker Road Suite 200**	**050020A07800**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Cerritos, CA 90703**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **J. D. EATHERLY DBA EATHERLY PROPERTIES, A PROPRIETORSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT C. FREDERE, III AND JOANNA F. FREDERE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Final Plat of Belle Arbor PUD, Phase One of record in Plat at Instrument No. 20091221-0115842, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to J. D. Eatherly d/b/a Eatherly Properties, a proprietorship by Special Warranty deed from J. D. Eatherly and John D Eatherly/Ring Joint Venture, a Tennessee joint venture comprised of J. D. Eatherly and John D. Ring of record in Instrument No. 20130827-0090230 Register's Office for Davidson County, Tennessee, dated August 23, 2013 and recorded on August 27, 2013.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record as Instrument Number 20091221-0115842, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20100203-0008782, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3799 Willow Creek Road, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 10th DAY OF JULY, 2015.

J. D. Eatherly DBA Eatherly Properties

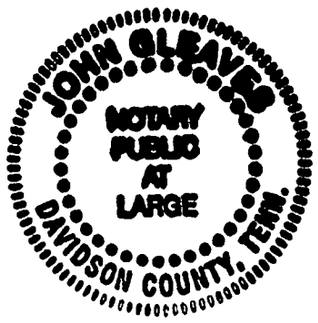
BY: _____
J. D. Eatherly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. D. EATHERLY, signing for J. D. EATHERLY DBA EATHERLY PROPERTIES, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the of J. D. EATHERLY DBA EATHERLY PROPERTIES, the within named bargainor, a proprietorship, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10 of July, 2015.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212